



## HOUSING AUTHORITY STATUS REPORT

SEPTEMBER, 2009

October 27, 2009

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Briefings: No briefings were conducted this month, and no vouchers were issued.

Re-certifications: Staff conducted 187 re-examination interviews with participants to determine continued eligibility. One hundred two families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 24 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 4 families who terminated from the program during the month.

2. Family Self-Sufficiency Program: Assists families to become employed and no longer dependent on public assistance. The Family Self-Sufficiency Program enters into contracts with Voucher participants to provide support services such as education, training and career development.

Status of FSS participants this month: There were 2 prospective FSS participants who were interviewed for the month of September. There were 5 new contracts signed and no contracts were terminated. There are a total of 299 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Eight update meetings were held with FSS participants. One hundred and four families have completed their FSS goals and 52 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 19 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$824,072 in escrow funds to tenants who have completed their contract obligations.

Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998 reduces the minimum program size. The original program size of 140 is now reduced to 40.

### Unit Inspections

All units that are leased under the Housing Choice Voucher program must pass an initial Housing Quality Standards (HQS) inspection before the Housing Assistance Payments contract is signed, and must pass an annual HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed city building codes.

1. New Leases: There were 49 requests for new lease approvals with 17 units passing and 32 units failing.

Annuals: There were 203 annual inspections conducted this month. One hundred thirty three units passed and 108 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 163 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were 3 special and 2 emergency inspections conducted this month.

Quality Control: There were no quality control inspections conducted this month. These inspections are required by HUD to ensure that field staff is in compliance with inspection requirements and are conducted by supervisory staff.

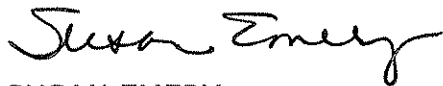
#### COMMUNITY VISION IMPLEMENTATION

Seek to ensure quality housing opportunities in the community, without unduly burdening existing residents.

#### RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2009 September Housing Authority Status Report



SUSAN EMERY  
Community Development Director



By: Mary Ann Hamamura  
Deputy Director

Recommended for Approval



Matthew Feral  
Director

Attachment 1: Statistical Report

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

September 2009

<b>I. LEASED FAMILIES</b>		<b>NUMBER</b>	<b>FAMILIES</b>			
Total Participating Families:		2580	100%			
Elderly:		1457	56%			
Disabled:		1114	43%			
Female Head of Household:		1875	73%			
Employed:		1831	71%			

<b>II. UNITS UNDER LEASE</b>	<b>UNITS LEASED</b>	<b>TOTAL UNITS ALLOCATED</b>	<b>% LEASED</b>
	2580	2337	110%

<b>III. MONTHLY ACTIVITY BY UNIT SIZE</b>		<b>1-BEDRM</b>	<b>2-BEDRM</b>	<b>3-BEDRM</b>	<b>4+BEDRM</b>	<b>MOBILE HOME</b>	<b>TOTAL</b>
New Admission		3			1		4
Annual Reexamination		73	42	19	3	4	141
Interim Reexamination		55	49	13	1	2	120
Portability Move-In		34	23	7	2		66
Portability Move-Out		2	3	2			7
End Participation		1	8				9
Other Change of Unit		13	6	2	1		22
Annual Reexamination Searching		13	7	1			21

<b>IV. CURRENT PAYMENT STANDARD</b>	<b>1-BEDRM</b>	<b>2-BEDRM</b>	<b>3-BEDRM</b>	<b>4+BEDRM</b>	<b>MOBILE HOME</b>
	\$1197	\$1436	\$2054	\$2360	\$818

<b>V. RENTS AND INCOME</b>	<b>VOUCHERS</b>
Average HAP Payment:	\$856
Average Tenant Rent:	\$356
Average Contract Rent:	\$1204
Average Annual Income:	\$16231
Hard to House:	22

<b>VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</b>		<b>1-BEDRM</b>	<b>2-BEDRM</b>	<b>3-BEDRM</b>	<b>4+BEDRM</b>	<b>MOBILE HOME</b>	<b>TOTAL</b>
		1262	927	331	37	23	2580

Form Completed by: Linda Middendorf